

**MINUTES**  
**DALTON-WHITFIELD COUNTY PLANNING COMMISSION**  
**August 24, 2020**

**MEMBERS PRESENT**

Jim Lidderdale, Chairman  
John Thomas  
Eric Barr  
David Pennington IV

**WHITFIELD COUNTY BOARD OF COMMISSIONERS PRESENT**

Lynn Laughter; Chairperson, Harold Brooker via phone, Greg Jones, Roger Crossen, and Barry Robbins

**VISITORS PRESENT**

Sandra Campbell, Tom Minor, Donald Shipman, Kenneth Richmond, Chrissie Cline, and others

**STAFF PRESENT**

Ethan Calhoun  
Jean Price-Garland  
Robert Smalley via phone

**I. GENERAL**

A. Call to Order: Chairman Laughter called the meeting to order at 6:18 p.m. and confirmed a quorum of commissioners was present with no absences. Chairman Lidderdale confirmed a quorum of members was present with Scott DeLay and Jody McClurg absent.

B. Minutes: Chairman Lidderdale sought a motion to approve or correct the July 24, 2020 meeting minutes. Mr. Pennington made the motion to accept the minutes as written and his motion was seconded by Mr. Barr which then passed unanimously 3-0.

Mr. Calhoun gave a brief overview of the meeting procedures and stated that final action would likely occur during the regular September meeting of the Whitfield County Board of Commissioners.

**II. REZONING PUBLIC HEARINGS**

**A. Heard the request of Sandra Campbell to rezone from General Commercial (C-2) to Low Density Single Family Residential (R-2) a tract of land totaling 0.60 acres located at 1416 Cleo Way, Dalton, Georgia. Parcel (12-160-11-000) (County)**

Mr. Calhoun oriented the audience to the subject property and summarized the staff analysis which was in favor of the requested R-2 Rezoning. There were no further questions for Mr. Calhoun.

Sandra Campbell stated that she is selling the property, and that there were interested buyers who wish to live in the existing dwelling on the subject property. Commissioner Crossen confirmed with Campbell that the original dwelling would be remodeled rather than the construction of a new dwelling. With no further comments heard for or against this hearing closed at approximately 6:24pm.

**B. Heard the request of Conrad Cline and Brian Cline to rezone from General Agricultural (GA) to Rural Residential (R-5) a tract of land totaling 76.90 -acres located at Prospect Road NE, Dalton, Georgia. Parcel (10-182-01-000) (County)**

Mr. Calhoun oriented the audience to the subject property and summarized the staff analysis which was not in favor of the requested R-5 rezoning. Calhoun noted that a recent conversation with the petitioner's attorney informed staff that the petitioner's wish to request an R-2 rezoning rather than the original R-5 request. Calhoun then stated that the factors noted in the staff analysis as well as the adjacency to the recently rezoned R-2 tract of land would lead staff to recommend an approval of an R-2 rezoning of the subject property. Then Calhoun clarified that since the R-2 rezoning would be of a lesser intensity than the original R-5 request, the Planning Commission and Board of Commissioners could move forward with an R-2 rezoning without the need to repost legal ads or a property sign. Chairman Laughter confirmed with Calhoun that R-2 required a larger lot size and a minimum dwelling size and prohibits all types of residential other than single-family detached.

Tom Minor, the petitioner's attorney, confirmed Calhoun's remarks regarding the petitioner's request to rezone the subject property to R-2 rather than R-5. Minor stated that the petitioner's wish to rezone to R-2 was based on their understanding that the staff analysis was not in favor of the original R-5 request.

Chrissie Cline passed out folders containing single-family detached house plans. Minor stated that the petitioner's plan is to develop the first initial lots along Prospect Rd. and later submit a major subdivision plat including a new access road to reach the rear of the subject property. Chairman Laughter confirmed with Cline that the square footage of the prospective dwellings would need to be at least 1,200 sf. to which Cline stated that they could make adjustments to the proposed floor plans to meet those requirements with no concerns.

With no other comments heard for or against this hearing closed at approximately 6:36pm.

**C. Heard the request of Donald Shipman to rezone from Low Density Single Family Residential (R-2) to General Agricultural (GA) a tract of land totaling 7.62 -acres located at 1843 Collins Road SE, Dalton, Georgia. Parcel (12-319-15-000) (County)**

Mr. Calhoun summarized the staff analysis, which was in favor of the GA rezoning, provided that the staff recommended conditions were applied to the rezoning. Chairman Laughter drew attention to the fact that no other properties in the surrounding area appear to be zoned GA and that creating an island of GA did not seem to be in character with those surrounding properties. Calhoun stated that while R-2 and GA were quite different in nature, R-5 was the predominate zoning in this area which shares several characteristics with GA. There were no further questions for Mr. Calhoun.

Donald Shipman stated that the reason for the request was specifically for his ability to develop a second dwelling on the subject property for his aging mother and that a rezoning was far less costly than a subdivision. Shipman stated that a second dwelling once existed on his property and he noted that it had been removed in years past. He then noted that a second road access and septic system already exists on the subject property that served the former dwelling. Chairman Lidderdale confirmed with Shipman that there were no issues with the proposed conditions. Some discussion occurred in regard to the number of animals permitted to occupy the subject property if animal husbandry is not permitted that resulted in Shipman stating that he would abide that restriction with no concern.

With no other comments heard for or against this hearing closed at approximately 6:55pm.

### **III. REGULAR MEETING**

**A. Recommendation regarding the request of Sandra Campbell to rezone from General Commercial (C-2) to Low Density Single Family Residential (R-2) a tract of land totaling 0.60 acres located at 1416 Cleo Way, Dalton, Georgia. Parcel (12-160-11-000) (County)**

Chairman Lidderdale sought a motion on the proposed R-2 rezoning. **Mr. Barr then made a motion to recommend the R-2 rezoning based on his agreement with the content of the staff analysis. Mr. Pennington seconded the motion and a unanimous recommendation to approve the R-2 rezoning followed, 3-0.**

**B. Recommendation regarding the request of Conrad Cline and Brian Cline to rezone from General Agricultural (GA) to Rural Residential (R-5) a tract of land totaling 76.90 -acres located at Prospect Road NE, Dalton, Georgia. Parcel (10-182-01-000) (County)**

Chairman Lidderdale sought a motion on the proposed R-5 rezoning. **Mr. Thomas then made a motion to recommend an approval of an R-2 rezoning based on his agreement with the staff analysis and additional comments regarding an R-2 rezoning. Mr. Pennington seconded the motion and a recommendation to approve an R-2 rezoning followed, 3-0.**

**C. Recommendation regarding the request of Donald Shipman to rezone from Low Density Single Family Residential (R-2) to General Agricultural (GA) a tract of land totaling 7.62 -acres located at 1843 Collins Road SE, Dalton, Georgia. Parcel (12-319-15-000) (County)**

Chairman Lidderdale sought a motion on the requested GA rezoning. **Mr. Pennington then made a motion to recommend the GA rezoning based on his agreement with the content of the staff analysis and stated that his recommendation included the conditions cited within the staff analysis. Mr. Barr then seconded the motion and a unanimous recommendation to approve the GA rezoning with conditions followed, 3-0.**

**D. 4:1 Ratio Plat Review- Brock-Newberry-Zacher**

Ms. Price-Garland oriented the Planning Commission members to the subject property along the east R/W of Keith Mill Road. Price-Garland noted that the proposed plat showed a single tract being split into three new tracts. Price-Garland then stated that the subject property was conveyed to three heirs after the passing of a family member, and she stated that the heirs wished to divide the subject property equally. Price-Garland then noted that much of the rear lots shown on this plat were within the floodplain. She then clarified that the proposed plat had been signed by all other department heads and therefor only needed the Planning Commission's approval in order to move forward.

**Mr. Thomas made a motion to approve the final plat as drawn. His motion was seconded by Mr. Pennington, which then passed unanimously 3-0.**

**E. Other Business**

**IV. ADJOURNMENT**

With no other business scheduled, the meeting adjourned at approximately 7:06 p.m.

Respectfully submitted,

Ethan Calhoun  
Secretary